

**Cleveland Township Planning Commission**

**Cleveland Township Hall, Leelanau County, Michigan**

**Regular Minutes, December 1, 2021**

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM  
**Roll Call:** Chair Dean Manikas, Vice Chair Kim Hayes, Secretary Paul Stowe, Board Rep Todd Nowak, and Commissioner Travis Stein.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public Comment:** None
4. **Pronouncement of any Conflict of Interest:** None declared
5. **Consideration of November 3, 2021 Regular Planning Commission Minutes:** Members reviewed the minutes and approved as amended. **MOTION BY HAYES AND SECOND BY STEIN TO ACCEPT THE MINUTES AS AMENDED. Motion passed 5-0.**
6. **Report by Chair:** None
7. **Reports and Correspondence by Members:** None
8. **Report by Zoning Administrator:**
  - a. Two Land Use Permits issued – guest house and addition to existing home.
  - b. Additional application received for increasing garage size and adding a porch, Park Service approval will be needed. Also an application was put in for a new home several months back and it needs more documentation.
  - c. Visited proposed and permitted building sites.
  - d. Received an email from a realtor about creating a brochure for those interested in providing in-home child care. They asked for information about what can be done in home within the township, told them it fell under the home occupation section.
  - e. Received a call from someone on Trumble with thoughts on affordable housing. Very vague thoughts on the call, requested more information via email.
9. **Continuing Business:**
  - a. **Master Plan Review, community survey construction**
    1. Incorporated everything that was discussed the last time. Will send it out for everyone to try the survey as many times as they like and provide their input on the surveys and the questions. Note any edits and bring to January 2022 meeting.

2. January will move to adopt and then start to get the survey out.
3. Send out a post card to residents with QR code and option to obtain a paper copy. Include a phone number on the card for people to obtain a survey and an email specifically for the Cleveland Township Survey. Andi Stevenson will create the email address and volunteered her phone number.
4. Thirty days to complete the survey.

**b. Master Plan Agriculture, Objective 1, Action Step 2**

1. Being real mindful of what we have heard from the community.

1. Clean Water
2. Quiet
3. Scenic Views

**2. Section 9.11.1 Agricultural Tourism(Changes/Additions/Discussion)**

1. Chair Manikas suggested specifying in 9.11.1(1) that, "Income is to supplement, not supplant. Primary income is derived from Agricultural business."
  - a. The intent is for farms to stay farms.
2. 9.11.1(2) is acceptable as stated.
3. Remove 9.11.1(3)(c) from this section.
4. Under 9.11.1(4)(a) define a working farm "to mean greater than 50% of the farm income coming from non-agritourism sales and/or services over a 5-year period."
  - a. What happens when it no longer makes sense to be a farmer? The new supplemental income makes more sense, the family wants to keep the farm, but farming does not pay for the farm. Are these ordinances forcing people to continue farming, when farming does not make sense? Will someone have to sell because the farm needs to generate 51% of the income and can't?

**3. Section 9.11.2 Agricultural Tourism(Changes/Additions/Discussion) – in the opening paragraph replace "any zoning district" with only in the Agricultural district."**

1. 9.11.2(1)(a) is already allowed under section 9.07. May need to look into amending section 9.07. Add "including CSA" to 9.11.2(1)(c).
  - a. Add the options listed under 9.11.2(1) to the survey.
2. Remove 9.11.2(2), wedding venues are already allowed in another district. Chair Manikas is anxious to see what the survey results show about that particular item.
  - a. Events should be related to farms and farm operations.

**4. Section 9.11.3 Other Agricultural Tourism Uses(Changes/Additions/Discussion)**

1. Change last sentence of 9.11.3(1) from "includes but is not limited to" to "plus." Add additional activities to allow:

- a. Petting Farm
  - b. Educational Tours
  - c. Educational Classes
  - d. Playground Equipment
  - e. Animal Display
  - f. Nature Trails
  - g. Open-air/Covered Picnic Area With Restrooms
  - h. Historical/Agricultural Exhibits
  - i. Farm Stays
- 2. Wedding venues are in the survey and can be revisited if the residents show an interest in having them.
  - 3. Need some restrictions (frequency, parking, etc) for these activities determined. Ideas for next meeting.

10. **Public Comment:** None

11. **MOTION TO ADJOURN BY NOWAK AND SECOND BY STOWE. Motion passed 5-0.**

12. **Adjournment at 8:40 PM.**